

Section 26

R-O RESIDENTIAL OFFICE DISTRICT

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26.010 Intent.

The intent of the R-O residential office district is to provide for and encourage the development of professional offices, business headquarters, and compatible multifamily and apartment development that would blend well with adjacent land uses.

26.020 Permitted uses.

Permitted uses in the R-O district are as follows:

A. Principal Uses.

- Apartments located on the second or subsequent floors
- Essential services (Type I)
- Medical offices, clinics and centers
- Offices (as defined in this title)

B. Conditional Uses.

- Apartment buildings and multi-family dwellings
- Bed and breakfast homes
- Churches
- Community residential facilities
- Day care centers
- Efficiency units
- Group homes
- Lodginghouses
- Schools
- Any use approved as part of a planned unit development subject to provisions of Section 54

C. Accessory Uses.

- Fences
- Greenhouses
- Home occupations
- Other buildings and structures typically accessory to permitted uses

Private garages
Refuse containers
Signs, subject to Section 65
Tool sheds for storage of domestic supplies
Accessory structures as approved by the planning board
Temporary buildings and yards incidental to construction work
Parking areas as required by Section 47.

26.030 Lot area and width.

Lot area and width for uses in the R-O district shall not be less than five thousand (5,000) square feet and fifty feet (50'), respectively.

26.040 Lot coverage and floor area.

A. In the R-0 district, lot coverage by principal and accessory buildings shall not be more than fifty percent (50%).

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B. The average floor area of all dwelling units in a structure shall be a minimum of six hundred (600) square feet.

26.050 Yards.

Every lot in the R-O district shall have the following minimum yards:

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|------------|---------|
| Front yard | 25 feet |
| Rear yard | 20 feet |
| Side yard | 8 feet. |

(NOTE: All yards shall be subject to the provisions of Section 50.060.D when applicable.)

26.060 Building height.

Maximum building height in the R-O district shall be thirty-eight feet (38') for buildings with roof pitches of 3:12 or greater and thirty-two feet (32') for buildings with flat roofs or with roof pitches of less than 3:12.